

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2015-0134.3A

Z.A.P. DATE: 01/29/2019

SUBDIVISION NAME: Preston Park Section 2B

AREA: 11.503 acres

LOT(S): 76 total lots

OWNER/APPLICANT: Pulte Homes of Texas, LP

AGENT: CSF Civil Group, LLC - Christine Potts, PE

ADDRESS OF SUBDIVISION: Pearson Boulevard and Grand Avenue Parkway

GRIDS: M39

COUNTY: Travis

WATERSHED: Gilleland Creek

JURISDICTION: 2-Mile
ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: 75 single family lots and 1 drainage lot

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of Grand Avenue Parkway.

DEPARTMENT COMMENTS: The request is for approval of Preston Park Section 2B (a small lot subdivision). The final plat is composed of 76 total lots on 11.50 acres. Water and wastewater will be provided by the City of Austin.

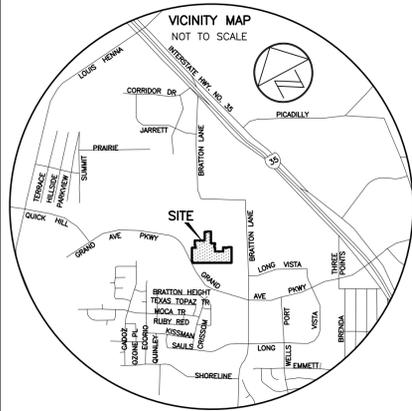
STAFF RECOMMENDATION: Staff recommends approval of the final plat. This final plat meets all applicable state, county, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jennifer Bennett-Reumuth

PHONE: 512-854-1434

Email address: jennifer.bennettreumuth@traviscountytexas.gov



PRESTON PARK SECTION 2B A SMALL LOT SUBDIVISION

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

PRESTON PARK SECTION 2B A SMALL LOT SUBDIVISION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT PULTE HOMES OF TEXAS, LP., A TEXAS LIMITED PARTNERSHIP, BY AND THROUGH STEPHEN ASHLOCK, AS THE OWNERS OF 11.503 ACRES IN THE WILLIAM BRATTON SURVEY 103, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2017184306 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 11.503 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, THAT, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, TO BE KNOWN AS

PRESTON PARK SECTION 2B

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20____, A.D.

BY: PULTE HOMES OF TEXAS, LP.

BY: STEPHEN ASHLOCK, DIRECTOR OF LAND DEVELOPMENT, CENTRAL TEXAS
9401 AMBERGLEN BLVD, SUITE 150
AUSTIN, TEXAS 78729

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN ASHLOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

CITY OF AUSTIN:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 20____, A.D.

JOLENE KIOLBASSA - CHAIRPERSON ANA AGUIRRE - SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO (2) MILE ETJ OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, AD.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION:

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDINGS OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____, A.D. 20____, AT ____ O'CLOCK ____ M., AND DULY

RECORDED ON THE ____ DAY OF _____, A.D. 20____, AT ____ O'CLOCK ____ M., IN SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____,

20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

GENERAL NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- A FEE-IN-LIEU OF PARKLAND DEDICATION WAS PAID TO THE CITY OF AUSTIN FOR 75 DWELLING UNITS.
- ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH CODE. THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT POSSIBLE. CONSTRUCTION IS PROHIBITED (OTHER THAN UTILITIES SHOWN), AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PRIOR TO CONSTRUCTION DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY USE OF PONDING OR OTHER APPROVED METHODS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS, STORMSEWER EASEMENTS, AND WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES HAVING JURISDICTION.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS EXCEPT FOR THE WATER QUALITY DRAINAGE EASEMENT WHICH WILL BE MAINTAINED BY THE CITY OF AUSTIN.
- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THIS SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
- FOR PROPERTY OWNERS COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOC. NO. 2017184307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- DRAINAGE EASEMENTS OR STORM SEWER EASEMENTS THAT ARE 15 FEET IN WIDTH CAN ONLY BE USED FOR ENCLOSED CONDUIT STORM SEWER SYSTEM (I.E., PIPES).
- CONSTRUCTION OF BUILDINGS AND DRIVEWAYS ON SLOPES EXCEEDING 25% IS PROHIBITED.
- A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W.
- PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS AS SHOWN BY A DOTTED LINE ON THE FACE THE PLAT ALONG THE FOLLOWING STREETS: DURIAN ST., BETONY ST., WINDROOT ST., ODAIR ST., GRAND AVENUE PARKWAY & MAYSLEE ST. SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALKS MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTION BY THE GOVERNING BODY OR UTILITY.
- TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
- ALL LOTS IN THIS SUBDIVISION MUST COMPLY WITH SECTION 30-2-232 OF THE AUSTIN CITY CODE FOR SMALL LOTS.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TITLE 30-2-232.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED FOR THIS PROJECT SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN SECTION 30-5 OF THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN STANDARDS.
- THIS PROJECT IS LOCATED IN THE CITY OF AUSTIN 2 MILE ETJ AND COUNTY.
- PER LAND DEVELOPMENT CODE TITLE 30-5-231, WATER QUALITY PONDS SERVING RESIDENTIAL DEVELOPMENT SHALL BE MAINTAINED BY THE WATERSHED PROTECTION DEPARTMENT.
- AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTIONS 30-5-341 AND 30-5-342 OF THE LDC FOR CUT/FILL UP TO 8 FEET.
- THIS DEVELOPMENT IS SUBJECT TO A PHASING AGREEMENT FOR GRAND AVENUE PARKWAY AND PEARSON BOULEVARD.
- OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE OR CONNECTIONS CONTAINED IN SECTION 30-5 OF THE ENVIRONMENTAL CRITERIA MANUAL FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN.
- WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN.
- ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR ELECTRIC DELIVERY.
- TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
- ALL STREETS WITHIN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION AND SIDEWALKS.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CODE 30-58 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- ALL CORNER LOTS ARE REQUIRED TO BE A MINIMUM OF 4,500 SQUARE FEET.
- LOT 9 BLOCK D IS RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR HIS/HER ASSIGNS.
- LOT 9 BLOCK D IS DEDICATED AS DRAINAGE LOTS.
- ACCESS TO LOT 1 AND LOT 8 BLOCK F SHALL BE FROM DURIAN STREET; ACCESS TO LOT 9 BLOCK F SHALL BE FROM CESSIDA STREET; ACCESS TO LOT 1 AND 16 BLOCK H, AND LOT 2 BLOCK D SHALL BE FROM BETONY STREET; ACCESS TO LOT 17 AND LOT 31 BLOCK H SHALL BE FROM MAYSLEE STREET.

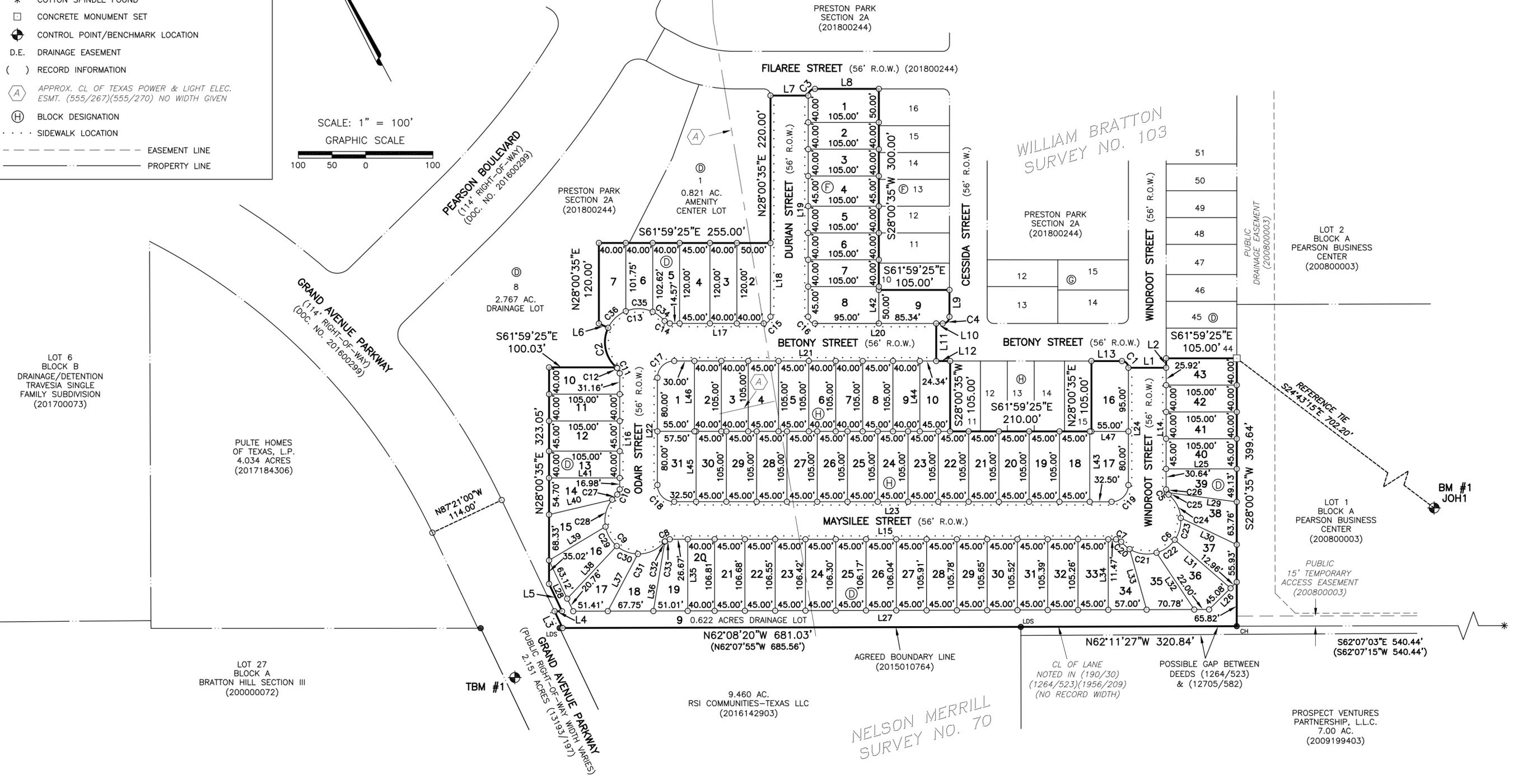
PRESTON PARK SECTION 2B A SMALL LOT SUBDIVISION

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ^{LDS} 1/2" REBAR WITH "LAND DESIGN SURVEY" CAP FOUND
- * COTTON SPINDLE FOUND
- CONCRETE MONUMENT SET
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- () RECORD INFORMATION
- Ⓐ APPROX. CL OF TEXAS POWER & LIGHT ELEC. ESMT. (555/267)(555/270) NO WIDTH GIVEN
- Ⓜ BLOCK DESIGNATION
- ⋯⋯⋯ SIDEWALK LOCATION
- - - - - EASEMENT LINE
- _____ PROPERTY LINE

SCALE: 1" = 100'

GRAPHIC SCALE



ENGINEER'S CERTIFICATION:

I, JAMES M. COOK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30, AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453CO260 J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

JAMES M. COOK, P.E. _____ DATE _____

CSF CIVIL GROUP, LLC
3636 EXECUTIVE CENTER DRIVE, SUITE 209
AUSTIN, TEXAS 78731
TEXAS REGISTERED ENGINEERING FIRM _____

STREET SUMMARY:

STREET NAME	LINEAR FEET
ODAIR STREET	266 L.F.
MAYSILLEE STREET	756 L.F.
BETONY STREET	442 L.F.
WINDROOT STREET	228 L.F.
DURIAN STREET	368 L.F.
TOTALS:	2,060 L.F. 2,793 AC.

*NOTE: ALL STREETS TO BE PUBLIC

LOT USE SUMMARY:

TOTAL NO. OF LOTS:	76
SINGLE FAMILY LOTS:	75
DRAINAGE LOTS:	1

SURVEYOR'S CERTIFICATION

I, PAUL J. FLUGEL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30, AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND IN JANUARY, 2018.

Preliminary, this document shall not be recorded for any purpose. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

PAUL J. FLUGEL, R.P.L.S. 5096

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 035-015
DRAWING NO.: 035-015-PL3
PLOT DATE: 12/28/18
PLOT SCALE: 1" = 100'
DRAWN BY: JDB

**SHEET
03 OF 04**

PRESTON PARK SECTION 2B A SMALL LOT SUBDIVISION

BENCHMARK LIST

TBM #1: A SQUARE CUT ON TOP OF CURB, WEST SIDE OF GRAND AVENUE PARKWAY, +/- 91' SOUTH OF THE TERMINUS OF PAVEMENT, WEST CORNER OF SUBJECT TRACT.
ELEV.=867.67'

BM #1: A ALUMINUM DISK IN CONCRETE STAMPED "CHAPARRAL LAND SURVEYING GEODETIC CONTROL JOH1", +/- 12' WEST OF THE WEST EDGE OF PAVEMENT OF BRATTON LANE, +/- 10' SOUTH OF A WASTEWATER MANHOLE, SOUTH CORNER OF SUBJECT TRACT.
ELEV.=866.89'

BM #2: A ALUMINUM DISK IN CONCRETE STAMPED "CHAPARRAL LAND SURVEYING GEODETIC CONTROL JOH2", +/- 15' EAST OF THE EAST EDGE OF PAVEMENT OF BRATTON LANE AT THE MIDPOINT OF CURVE OF BRATTON LANE, EAST CORNER OF SUBJECT TRACT.
ELEV.=849.20'

VERTICAL DATUM IS NAVD '88(GEIOD '99) FROM THE TRAVIS COUNTY/LCRA COOPERATIVE HARN NETWORK.

BM #3: SQUARE CUT IN TOP OF CURB IN THE NORTH CURBLINE OF A DRIVE ON THE WEST SIDE OF BRATTON LANE, +/- 1585' NORTH OF THE INTERSECTION OF BRATTON LANE AND LONG VISTA DRIVE, BEING THE LAST DRIVE BEFORE NORTH BOUND BRATTON LANE TURNS WEST.
ELEV.=855.30'

VERTICAL DATUM IS NAVD '88(GEIOD '99) FROM THE TRAVIS COUNTY/LCRA COOPERATIVE HARN NETWORK.

BM #4: SQUARE CUT IN THE CENTER OF AN INLET IN THE WEST CURBLINE OF BRATTON LANE, FIRST INLET NORTH OF THE FIRST DRIVE NORTH OF THE INTERSECTION OF BRATTON DRIVE AND LONG VISTA DRIVE.
ELEV.=867.93'

VERTICAL DATUM IS NAVD '88(GEIOD '99) FROM THE TRAVIS COUNTY/LCRA COOPERATIVE HARN NETWORK.

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK. FOR CHAPARRAL CONTROL POINT "JOH1".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10142301.80
E 3134116.97

TEXAS STATE PLANE COORDINATES:
N 10141287.67
E 3133803.59

ELEVATION = 866.89'
VERTICAL DATUM: NAVD 88 (GEIOD 99)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S61°59'25"E	56.00'
L2	N28°00'35"E	14.08'
L3	N02°39'00"E	27.63'
L4	S62°08'20"E	11.05'
L5	N02°39'00"E	45.17'
L6	N36°36'08"W	15.31'
L7	S61°59'25"E	56.00'
L8	S61°59'25"E	95.00'
L9	S28°00'35"W	40.00'
L10	N61°59'25"W	9.66'
L11	S28°00'35"W	56.00'
L12	S61°59'25"E	20.66'
L13	S61°59'25"E	45.36'
L14	S28°00'35"W	181.57'
L15	N61°59'25"W	663.13'
L16	N28°00'35"E	173.13'
L17	S61°59'25"E	139.57'
L18	N28°00'35"E	110.00'
L19	S28°00'35"W	330.00'
L20	S61°59'25"E	180.34'
L21	N61°59'25"W	389.34'
L22	S28°00'35"W	160.00'
L23	S61°59'25"E	650.00'
L24	N28°00'35"E	175.00'
L25	N61°59'25"W	105.00'
L26	S73°07'14"W	58.04'
L27	N62°09'15"W	944.96'
L28	N02°39'00"E	83.87'
L29	N54°19'04"W	104.88'
L30	N36°27'53"W	92.15'
L31	N20°57'21"W	109.90'
L32	N05°28'24"W	101.58'
L33	N12°21'37"E	93.88'
L34	N28°00'35"E	105.14'
L35	N28°00'35"E	106.93'
L36	N37°20'39"E	105.34'
L37	N55°40'02"E	96.28'
L38	N71°08'48"E	107.64'
L39	N87°02'29"E	97.81'
L40	S75°23'08"E	96.43'
L41	S61°59'25"E	105.00'
L42	S28°00'35"W	55.00'
L43	S28°00'35"W	105.00'
L44	N28°00'35"E	105.00'
L45	S28°00'35"W	105.00'
L46	N28°00'35"E	105.00'
L47	S61°59'25"E	57.50'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	10.00'	87°57'51"	15.35'	S15°56'05"E	13.89'
C2	50.00'	74°08'07"	64.70'	N16°19'48"E	60.28'
C3	10.00'	90°00'00"	15.71'	N73°00'35"E	14.14'
C4	10.00'	90°00'00"	15.71'	S73°00'35"W	14.14'
C5	10.00'	50°42'13"	8.85'	S02°39'29"W	8.56'
C6	50.00'	191°24'25"	167.03'	S73°00'35"W	99.50'
C7	10.00'	50°42'13"	8.85'	N36°38'18"W	8.56'
C8	10.00'	50°42'13"	8.85'	N87°20'31"W	8.56'
C9	50.00'	191°24'25"	167.03'	N16°59'25"W	99.50'
C10	10.00'	50°42'13"	8.85'	N53°21'42"E	8.56'
C11	10.00'	50°42'13"	8.85'	N02°39'29"E	8.56'
C12	50.00'	1°57'22"	1.71'	N21°42'56"W	1.71'
C13	50.00'	115°18'56"	100.63'	S68°56'40"E	84.49'
C14	10.00'	50°42'13"	8.85'	S36°38'18"E	8.56'
C15	10.00'	90°00'00"	15.71'	N73°00'35"E	14.14'
C16	10.00'	90°00'00"	15.71'	S16°59'25"E	14.14'
C17	25.00'	90°00'00"	39.27'	S73°00'35"W	35.36'
C18	25.00'	90°00'00"	39.27'	S16°59'25"E	35.36'
C19	25.00'	90°00'00"	39.27'	N73°00'35"E	35.36'
C20	50.00'	19°03'54"	16.64'	S20°49'09"E	16.56'
C21	50.00'	47°42'22"	41.63'	S54°12'17"E	40.44'
C22	50.00'	38°50'54"	33.90'	N82°31'04"E	33.26'
C23	50.00'	39°32'36"	34.51'	N43°19'19"E	33.83'
C24	50.00'	46°14'39"	40.36'	N00°25'42"E	39.27'
C25	10.00'	24°02'16"	4.20'	N10°40'29"W	4.16'
C26	10.00'	26°39'56"	4.65'	N14°40'37"E	4.61'
C27	50.00'	12°19'23"	10.75'	S72°33'06"W	10.73'
C28	50.00'	49°05'12"	42.84'	S41°50'49"W	41.54'
C29	50.00'	38°57'02"	33.99'	S02°10'19"E	33.34'
C30	50.00'	39°13'38"	34.23'	S41°15'38"E	33.57'
C31	50.00'	51°49'10"	45.22'	S86°47'02"E	43.70'
C32	10.00'	4°08'59"	0.72'	N69°22'52"E	0.72'
C33	10.00'	46°33'14"	8.13'	S85°16'02"E	7.90'
C34	50.00'	25°52'08"	22.57'	N24°13'16"W	22.38'
C35	50.00'	47°10'06"	41.16'	N60°44'23"W	40.01'
C36	50.00'	42°16'42"	36.89'	S74°32'13"W	36.06'



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
035-015

DRAWING NO.:
035-015-PL3

PLOT DATE:
12/28/18

PLOT SCALE:
1" = 100'

DRAWN BY:
JDB

SHEET
04 OF 04